107.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,700 / 841,700
					USE VALUE:	841,700 / 841,700
					ASSESSED:	841,700 / 841,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
385		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARMY BRUCE
Owner 2:	NIESWAND KATHERINE
Owner 3:	
Street 1:	385 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TASSONE FRANK M & KAREN R/TRS -
Owner 2:	TASSONE REVOCABLE TRUST -
Street 1:	385 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2668 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10439.000	327,700	800	513,200	841,700
Total Card	0.240	327,700	800	513,200	841,700
Total Parcel	0.240	327,700	800	513,200	841,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.53 /Parcel: 315.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68330

GIS Ref

GIS Ref

Insp Date 10/04/18

!8412!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 107.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	327,700	800	10,439.	513,200	841,700		Year end	12/23/2021
2021	101	FV	316,300	800	10,439.	513,200	830,300		Year End Roll	12/10/2020
2020	101	FV	316,300	800	10,439.	513,200	830,300	830,300	Year End Roll	12/18/2019
2019	101	FV	258,700	900	10,439.	513,200	772,800	772,800	Year End Roll	1/3/2019
2018	101	FV	258,700	900	10,439.	439,900	699,500	699,500	Year End Roll	12/20/2017
2017	101	FV	258,700	900	10,439.	410,600	670,200	670,200	Year End Roll	1/3/2017
2016	101	FV	258,700	900	10,439.	351,900	611,500	611,500	Year End	1/4/2016
2015	101	FV	257,500	900	10,439.	315,300	573,700	573,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:17:18

LAST REV

Date	Time
06/02/21	15:10:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8412

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSONE FRANK M	1573-104	1	5/28/2021		1,125,000	No	No		
TASSONE FRANK M	1494-141		8/11/2016	Convenience	1	No	No		
FOTI MARY ANN	1159-141		8/1/1996		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	68330
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2006	463	Siding	24,338			G7	GR FY07	VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	189	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
12/3/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
8/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10439		Sq. Ft.	Site		0	70.	0.70	4									513,221						513,200	

Total AC/HA:	0.23965	Total SF/SM:	10439	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	513,221	Spl Credit		Total:	513,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00188005
Adj $ / SQ:	135.254
Other Features:	111169
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402627
Depreciation:	74889
Depreciated Total:	327739

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

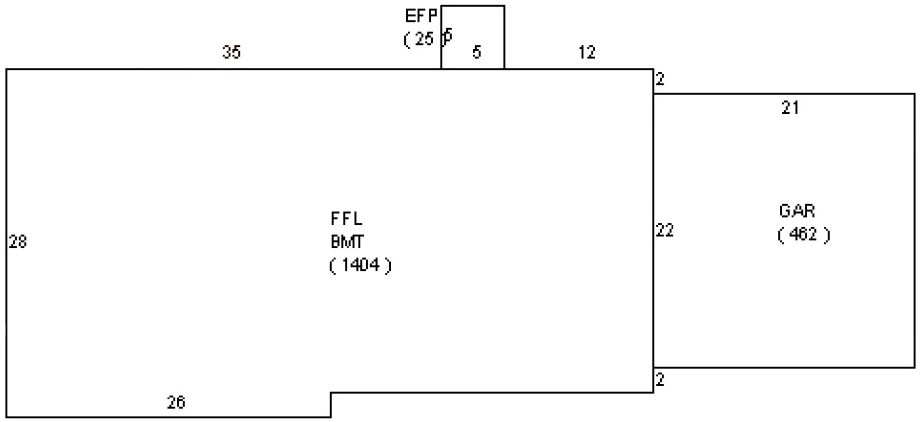
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.25
Special Features:	0	Val/Su Net:	99.45
Final Total:	327700	Val/Su SzAd	233.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,404	64.310	90,296
FFL	First Floor	1,404	135.250	189,896
GAR	Garage	462	20.450	9,448
EFP	Enclos Porch	25	72.740	1,818

Net Sketched Area:	3,295		Total:	291,458	
Size Ad	1404	Gross Area	3295	FinArea	2668

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	19X20	A	AV	1980	3.24	T	31.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800

IMAGE

AssessPro Patriot Properties, Inc